

Bull Basin Meadows Ranch
53999 Bull Basin Road
Collbran, CO 81643

\$2,265,000
527± Acres
Mesa County



Bull Basin Meadows Ranch
Collbran, CO / Mesa County

SUMMARY

Address

53999 Bull Basin Road

City, State Zip

Collbran, CO 81643

County

Mesa County

Type

Ranches, Recreational Land, Hunting Land, Farms, Timberland

Latitude / Longitude

39.13756 / -108.045833

Acreage

527

Price

\$2,265,000

Property Website

<https://aspenranchrealestate.com/property/bull-basin-meadows-ranch-mesa-colorado/95616/>



PROPERTY DESCRIPTION

Bull Basin Meadows Ranch

Bull Basin Meadows Ranch encompasses 506± acres near [Collbran, Colorado](#), ideally situated below the **Bull Basin Reservoirs** on the iconic **Grand Mesa**. This exceptional high-country ranch blends productive agriculture, premier wildlife habitat, and Western beauty within a landscape designed for both stewardship and enjoyment.

The ranch supports a seasonal cattle operation, with turnout typically from mid-May through late October, and can conservatively sustain approximately 100 head of cows. A significant portion of the property consists of **flood-irrigated meadows**, providing reliable forage and operational efficiency throughout the irrigation season. The land features predominantly gentle, rolling terrain, with natural bands of scrub oak brush and juniper that break into expansive open meadows, creating both visual appeal and functional grazing.

Located just minutes from [Powderhorn Ski Resort](#) and a 45 minute drive to Grand Junction, the economic hub of Western Colorado, with shopping, dining, and regional airport.

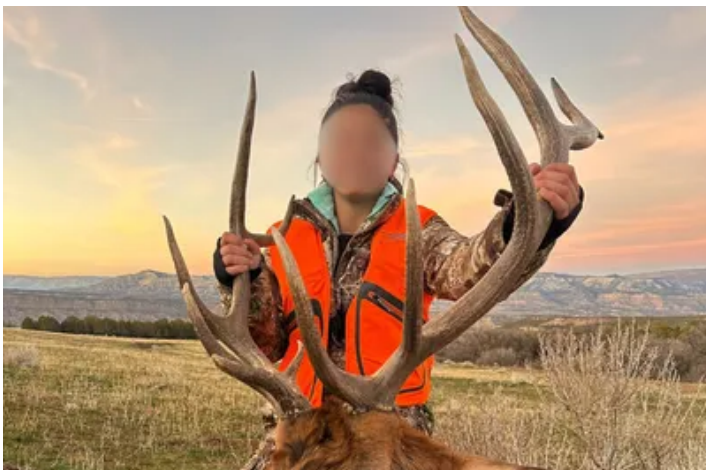
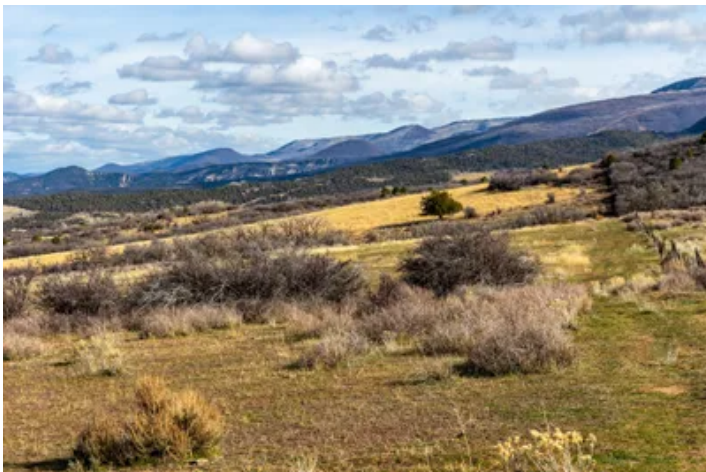
Permanently protected by a Conservation Easement, Bull Basin Meadows Ranch preserves its open-space character, scenic views, and ecological integrity for generations to come, while continuing to allow traditional agricultural and recreational uses. This balance of preservation and productivity enhances long-term value and establishes the ranch as a true legacy holding on the Grand Mesa.

The diverse habitat supports exceptional wildlife and premier big-game hunting. Mule deer and elk are resident throughout the ranch, drawn to the abundant forage and protective brush corridors providing consistent seasonal hunting opportunities. In addition to private recreational use, the ranch offers potential for exclusive, low-impact hunting experiences or select lease opportunities, complementing the existing cattle operation.

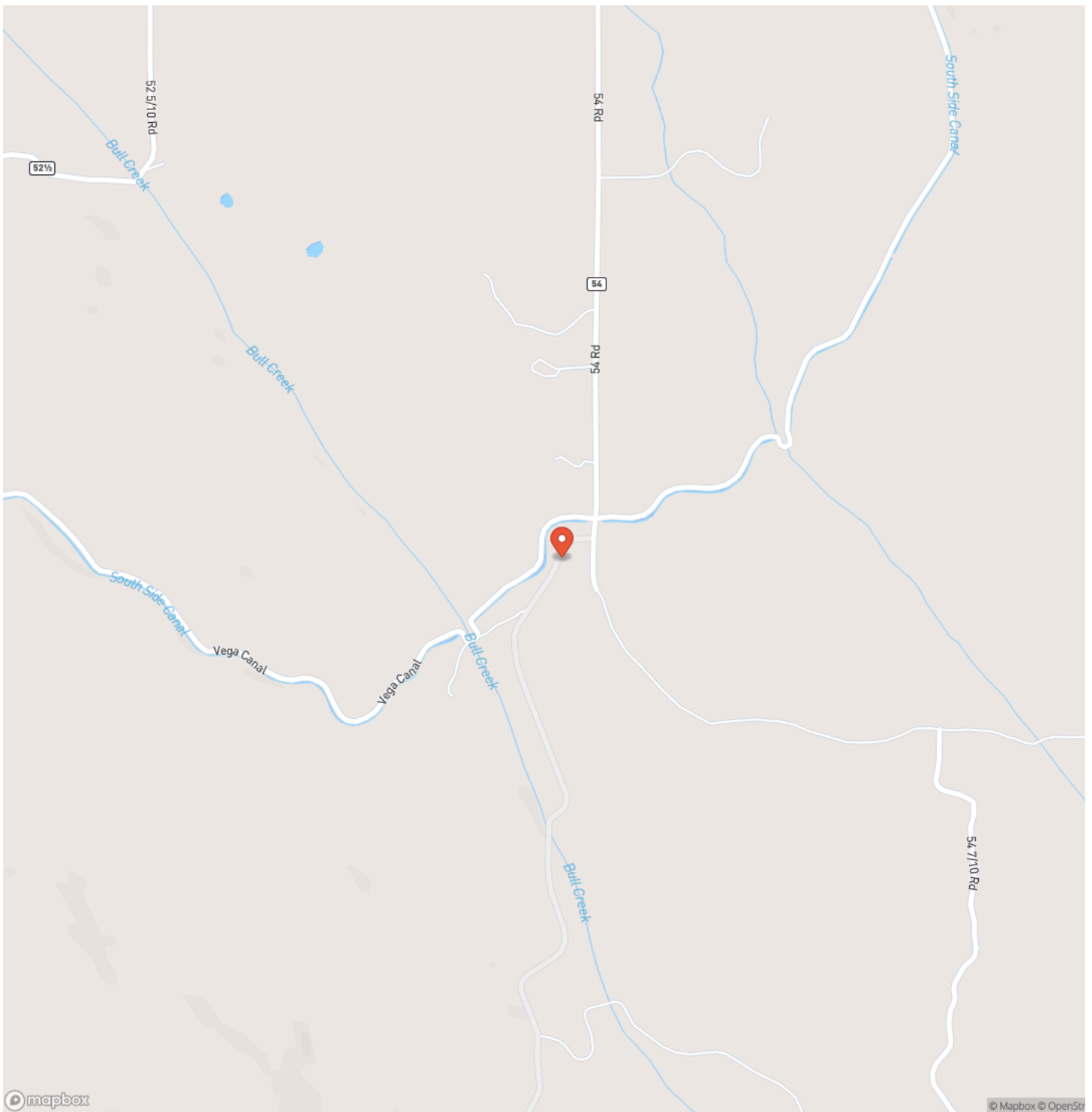
Sweeping views, peaceful seclusion, and an unspoiled natural setting define the ranch experience. For those wishing to establish a residence, the property includes a 3± acre building parcel not subject to the Conservation Easement, allowing for the construction of a custom home or additional housing. There is a 1700 gal water cistern, 1500 gal septic system, and 1000 gal propane already in place on the building lot. Electric power and underground telephone service are available adjacent to the building site, offering modern convenience without compromising the surrounding landscape.

Bull Basin Meadows Ranch represents a rare opportunity to own a protected working ranch that seamlessly unites agriculture, recreation, conservation, and refined Western living in one of western Colorado's most desirable high-country settings.

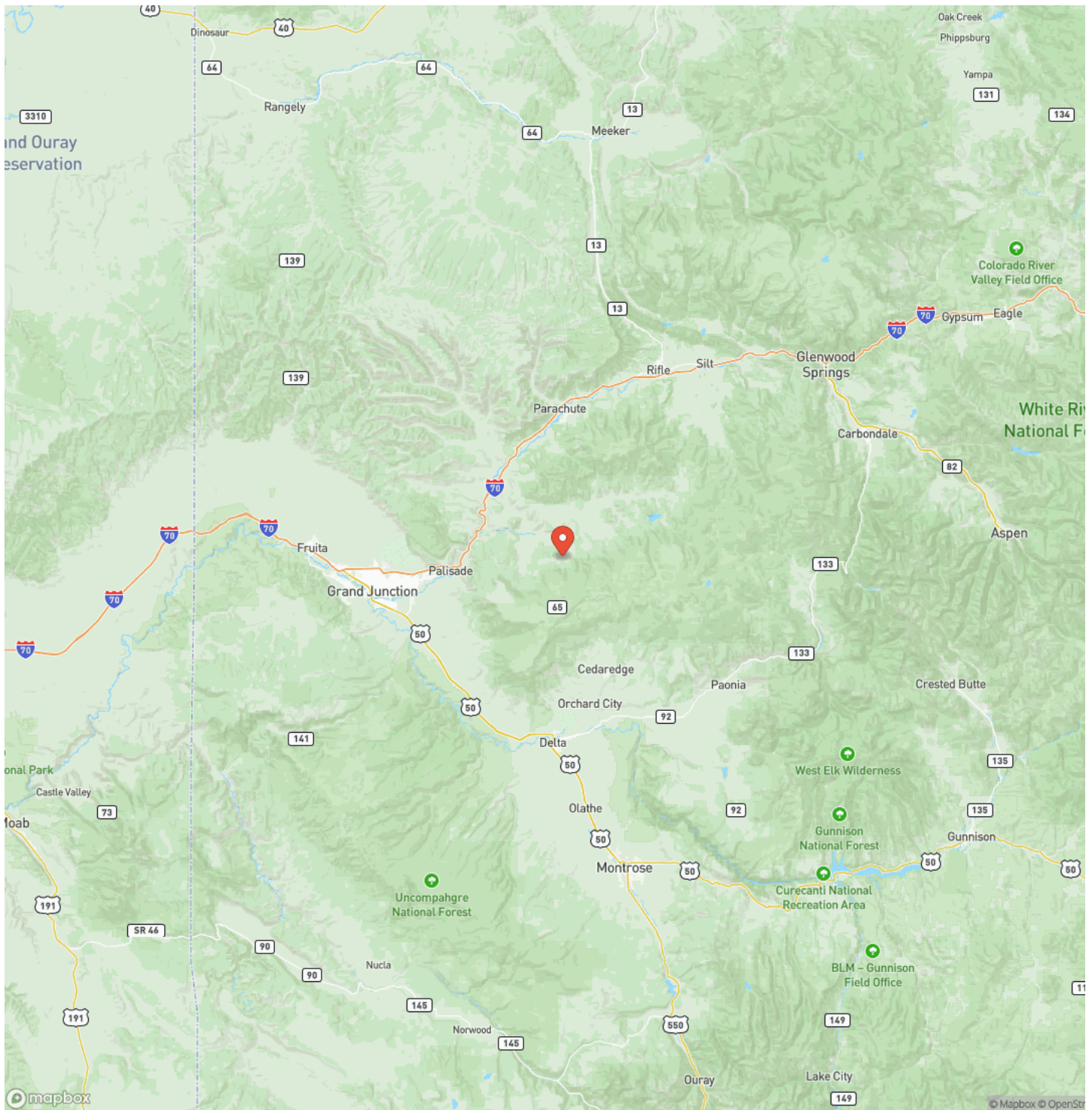
Bull Basin Meadows Ranch
Collbran, CO / Mesa County



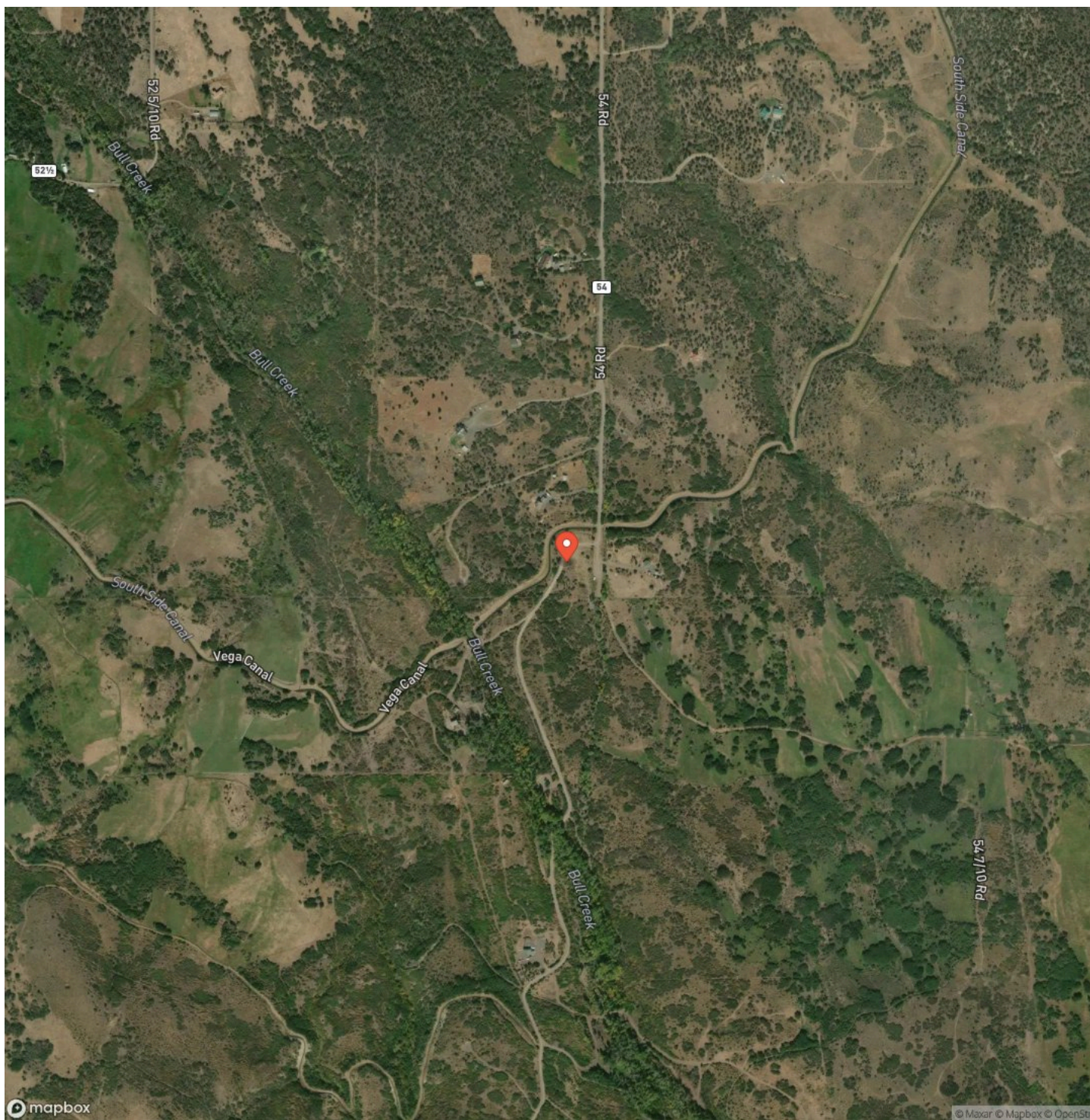
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Loren Williams

Mobile

(970) 314-0324

Email

Loren.williams.co@gmail.com

Address

City / State / Zip

NOTES

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NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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